

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF SEPTEMBER 21, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, September 21, 2016** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONINGS

1. **53 Bogard St (Peninsula - Cannonborough/Elliottborough) TMS# 4600803105** – 0.118 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).  
Owner: 53 Bogard Street LLC  
Applicant: Christopher Wyatt
2. **813 Dupont Rd (Dupont | Wappoo – West Ashley) TMS# 3511300047** – 1.665 ac. Request rezoning from General Business (GB) to Diverse Residential (DR-2).  
Owner: The Oaks at Dupont LLC  
Applicant: SGA Architecture
3. **718 Riley Rd (James Island) TMS# 3400700009 (a portion)** – approx. 2.35 ac. Request rezoning of property from Single-Family Residential (SR-1) to Conservation (C).  
Owner: Derek and Kathryn Wade
4. **3 & 4 Maple St and adjacent vacant lot (Peninsula) TMS# 4631202013, 014 & 084** – approx. 0.15 ac. Request rezoning from Diverse Residential (DR-1F) to Limited Business (LB).  
Owner: JJR Development and SCDOT  
Applicant: JJR Development

### SUBDIVISIONS

1. **Brigade St (Peninsula) TMS# 4640000003 & 017** – 15.85 ac. 3 lots. Request subdivision concept plan approval. Zoned Mixed-Use Workforce Housing (MU-2/WH).  
Owner: MSP NOMO MF LLC  
Applicant: Thomas & Hutton Engineering Co.
2. **Carolina Bay, Phase 22 (Carolina Bay - West Ashley) TMS# 3070000005** – 3.03 ac. 10 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).  
Owner: Pulte Home Corporation  
Applicant: Seamon Whiteside & Associates Inc.
3. **Brisbane Cluster (James Island) TMS# 3400100011 & 050** – 6.58 ac. 30 lots. Request subdivision concept plan approval. Single-Family Residential (SR-1).  
Owner: Southwind Homes  
Applicant: Empire Engineering

### ZONINGS

1. **4 Forest Creek Ct (Shadowmoss - West Ashley) TMS# 3580700034** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: James and Hannah Lynch

2. **303 Stinson Dr (West Ashley) TMS# 3500900100** – 0.35 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Richard Benson
3. **2027 Woodcliff St (West Ashley) TMS# 3551500060** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Nicholas & Elaine Boyer
4. **614 Stoneboro Ct (James Island) TMS# 3431500099** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Erin Hitchinson
5. **Grimball Road Ext (James Island) TMS# 4270000086** – 0.79 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.  
Owner: Johnny Troutman and Eunice Troutman
6. **Secessionville Road (James Island) TMS# 4270000006, 116, 117, 250 & 251** – 2.14 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.  
Owner: Ion Venture LLC
7. **1830 Maybank Hwy (James Island) TMS# 3430400007** – 1.0 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Maria and Steven Mungo

## **ORDINANCE AMENDMENTS**

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to **modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting.**
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending the height restrictions for fences in residential zoning districts.**
3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-343 Perimeter landscaping requirements for surface parking lots, service areas or other vehicular use areas, to allow understory trees to be planted in perimeter landscape areas when an overhead powerline easement exists.**

## **APPROVAL OF MINUTES**

Approval of minutes from previous meetings.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc). In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.